



DEVELOPMENT SERVICES DEPARTMENT  
ENVIRONMENTAL COORDINATOR  
450 110<sup>th</sup> Ave NE., P.O. BOX 90012  
BELLEVUE, WA 98009-9012

### **OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS**

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner: Heidi M. Bedwell, Environmental Planning Manager  
Hbedwell@bellevuewa.gov

#### **Minimum Comment Period:**

Materials included in this Notice:

Blue Bulletin  
Checklist  
Vicinity Map  
Plans  
Other:

#### **OTHERS TO RECEIVE THIS DOCUMENT:**

State Department of Fish and Wildlife  
State Department of Ecology, Shoreline Planner N.W. Region  
Army Corps of Engineers  
Attorney General  
Muckleshoot Indian Tribe



Development Services

## SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with "Not Applicable" or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see [SEPA Checklist Guidance](#) on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Background

1. Name of proposed project, if applicable Crispin Boat and PWC Lift
2. Name of applicant Dennis Crispin, Jr.
3. Contact person Dennis Crispin, Jr. Phone 425.417.0553
4. Contact person address 4833 Lakehurst LN SE Bellevue, WA 98006
5. Date this checklist was prepared 1/10/2021
6. Agency requesting the checklist City of Bellevue Development Services

7. Proposed timing or schedule (including phasing, if applicable)

Before December 31, 2021

subject to work window limits for lake WA  
per WA Fish and Wildlife

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

None known

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

11. List any government approvals or permits that will be needed for your proposal, if known.

None known

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

install 1 freestanding boatlift with light-penetrating fabric canopy, one pier mounted PWC lift (as-built), and one buoy (as-built) for recreational use at the 15,000 sq ft+/- residential site

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

4833 Lakehurst LN SE Bellevue, WA 98006

Portion of Government Lot 1, Section 20, Township 24 North, Range 5 East, Willamette Meridian in King County, Washington

LAKEHURST UNREC LOTS 1 & 2 DAF - BAAP 1213.95 FT WEST OF NE COR OF NE 1/4 STR 20-24-05 TH S 24-05-10 W 341.53 FT TH N 24-05-10 E ALG ROAD A DIST OF 50.10 FT & TPOB TH CONT ALG ROAD A DIST OF 50.21 FT TH N 62-14-00 W A DIST OF 91.00 FT MIL TO SHORE OF LAKE WASH TH N 62-14-00 W TO NXN OF A PT 164.70 FT SOUTH OF NORTH LN OF SD NE 1/4 20-24-05 TH S89-35-11W TO INNER HARBOR LN TH SWLY ALG SD INNER HARBER LN TO PT N 62-14-00 W OF BEG TH S 62-14-00 E TO POB TOW SH LDS ADG AND TOW POR OF SD NE 1/4 - BEG NE COR TH OF TH WEST 1213.95 FT TH S24-05-10W 231.299 FT TAP DESIGNATED AS "PT A" TH S 24-05-10 W 10.021 FT TO POB TH S 62-14-00 E TO NWLY LN OF 30.00 FT ROAD TH NELY ALG SD NWLY LN TAP FROM WCH "PT A" BRS N 62-14-00 W TH N 62-14-00 W TO SH OF LAKE WASH TH SLY ALG SD SH LINE TAP N 62-14-00 W OF POB TH S 62-14-00 E TO POB TOW POR SD NE 1/4 DAF - BAAP 1213.95 FT WEST OF NE COR OF NE 1/4 20-24-05 TH S 24-05-10 W 341.53 FT N 62-14-00 W 69.70 FT MIL TO SHORE OF LAKE WASH & TPOB TH S 62-14-00 E 69.70 FT MIL TO WEST LN OF ROAD TH N 24-05-10 E ALG ROAD A DIST OF 50.10 FT TH N 62-14-00 W TO SD SHORE TH SLY ALG SHORE TO POB TOW SH LD S ADJ LESS POR LOTS 1-2 OF SD ADD AS DESC IN KC COURT CASE# 10-2-38320-4 SEA & DEED REC # 20170324001021

## Environmental Elements

### Earth

1. General description of the site:

☒ Flat

☐ Rolling

☐ Hilly

☐ Steep Slopes

☐ Mountainous

☐ Other \_\_\_\_\_

2. What is the steepest slope on the site (approximate percent slope)? <1%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sand & gravel

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

no

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

none, does not apply

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

no

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? none, does not apply

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

none

[Compliance with BCC 23.76  
Clearing and Grading Code](#)

#### Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None, does not apply

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No, does not apply

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

None, does not apply

## Water

### 1. Surface Water

- a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, Lake Washington

- b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, install 1 freestanding boatlift with light-penetrating fabric canopy, one pier mounted PWC lift (as-built), and one buoy (as-built)

- c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None, does not apply

- d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No, does not apply

- e. Does the proposal lie within a 100-year floodplain? No  
If so, note the location on the site plan.

- f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, does not apply

2. Ground Water

- a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, does not apply

- b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, does not apply



3. Water Runoff (including stormwater)

- a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, does not apply

- b. Could waste materials enter ground or surface waters? If so, generally describe.

No, does not apply

- c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

None, does not apply

## Plants

1. Check the types of vegetation found on the site:

- ☐ deciduous tree: alder, maple, aspen, other \_\_\_\_\_
- ☐ evergreen tree: fir, cedar, pine, other \_\_\_\_\_
- ☐ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ orchards, vineyards or other permanent crops
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other \_\_\_\_\_
- ☒ water plants: water lily eelgrass, milfoil, other milfoil
- ☐ other types of vegetation \_\_\_\_\_

2. What kind and amount of vegetation will be removed or altered?

none, does not apply

3. List any threatened and endangered species known to be on or near the site.

Salmon

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

None

5. List all noxious weeds and invasive species known to be on or near the site.

English Ivy, Milfoil

#### Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☐hawk, ☐heron, ☒eagle, ☒songbirds, ☐other \_\_\_\_\_

Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other \_\_\_\_\_

Fish: ☒bass, ☒salmon, ☐trout, ☐herring, ☐shellfish, ☐other \_\_\_\_\_

2. List any threatened and endangered species known to be on or near the site.

Salmon

Chinook and Bull Trout

3. Is the site part of a migration route? If so, explain.

Possibly a Salmon outmigration route

4. Proposed measures to preserve or enhance wildlife, if any.

Adhere to all regulations and guidelines

5. List any invasive animal species known to be on or near the site.

None are known to be on or near the site

#### Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None, does not apply

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, does not apply

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

None, does not apply

### Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- a. Describe any known or possible contamination at the site from present or past uses.

None, does not apply

- b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None, does not apply

- c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None, does not apply

- d. Describe special emergency services that might be required.

None, does not apply

- e. Proposed measures to reduce or control environmental health hazards, if any.

None, does not apply

2. Noise

- a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None, does not apply

- b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)?  
Indicate what hours noise would come from the site.

Installation, Monday through Friday 8AM to 4:30PM

- c. Proposed measures to reduce or control noise impacts, if any.

Limit time of installation to Monday through Friday 8AM to 4:30PM

### Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Private single-family residence

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

- a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No

3. Describe any structures on the site.

Private single-family residence and dock

4. Will any structures be demolished? If so, what?

No

5. What is the current zoning classification of the site? R-4

6. What is the current comprehensive plan designation of the site? single family high density

7. If applicable, what is the current shoreline master program designation of the site?

Shoreline residential

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the shoreline

no known critical areas

9. Approximately how many people would reside or work in the completed project? None

10. Approximately how many people would the completed project displace? None

11. Proposed measures to avoid or reduce displacement impacts, if any.

None, does not apply

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Adhere to all regulations and guidelines

LUC 20.25E Shoreline Overlay District



13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Adhere to all regulations and guidelines

### Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None, does not apply

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None, does not apply

3. Proposed measures to reduce or control housing impacts, if any.

None, does not apply

### Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Light-penetrating fabric canopy ~8ft above OHWM

2. What views in the immediate vicinity would be altered or obstructed?

None

3. Proposed measures to reduce or control aesthetic impacts, if any

Proposal will comply with all required setbacks

### Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

None, does not apply

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No, does not apply

3. What existing off-site sources of light or glare may affect your proposal?

None, does not apply

4. Proposed measures to reduce or control light and glare impacts, if any.

None, does not apply

### Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Water sports

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None

#### Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

None known

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

none

4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

none

#### Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Does not apply

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Does not apply

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

None, does not apply

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No, does not apply

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No, does not apply

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

None, does not apply

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

8. Proposed measures to reduce or control transportation impacts, if any.

None, does not apply

### Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No, does not apply

2. Proposed measures to reduce or control direct impacts on public services, if any.

None, does not apply

### Utilities

1. Check the utilities currently available at the site:

- ☒ Electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☐ telephone
- ☒ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

None, does not apply

---

### Signature

*The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.*

Signature Dennis J. Crispin Jr

Name of signee Dennis J Crispin, Jr.

Position and Agency/Organization \_\_\_\_\_

Date Submitted 1/17/2021

# Crispin Site Plan

